



The Iron Mills



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Dunsford, Exeter, Devon, EX6 7EE

Dunsford (0.5 miles) Exeter (8 miles)

A Grade II Listed period cottage with grounds amounting to 0.8 acres and a substantial range of outbuildings in Dartmoor National Park.

- Dartmoor National Park
- Grade II Listed 3 bedroom thatched cottage
- Grade II Listed former Mill building
- Steel framed outbuildings
- Grounds amounting 0.8 acres
- Council Tax Band - E
- EPC - G
- Freehold
- Development potential (STP)

Asking Price £440,000

SITUATION

Dunsford is a popular Teign Valley village, just within the eastern boundary of the Dartmoor National Park. The village is a popular place to live, largely due to its strong community which supports its own primary school (Ofsted: Good), pub, post office/village store, tea rooms and garage. The university and cathedral city of Exeter (8 miles) which has an extensive range of facilities befitting a centre of its importance including excellent shopping, dining, theatres, sporting and recreational pursuits. It has railway stations on the Paddington and Waterloo lines and an international airport with daily flights to London.

DESCRIPTION

The Iron Mills is a well positioned thatched three bedroom Grade II Listed period cottage with grounds amounting to 0.8 acres and a substantial range of outbuildings in Dartmoor National Park. The property would benefit from a schedule of renovation but once completed would make a picture perfect family home or a potential development site, subject to gaining the necessary planning consents.



ACCOMMODATION

The door from the front porch leads into a cross passage with doors into the sitting room and separate dining room, both with granite fireplaces and exposed stone walls. Off the sitting room is an area of hallway off which is a ground floor bathroom and stairs rising to the first floor. On from the hallway is a rear porch leading to a kitchen, with wall and floor mounted timber units, and on to a family room with parquet flooring and a bay window. Off the dining room is a secondary set of stairs with a ground floor bathroom and door to the rear courtyard.

Two sets of stairs lead to the first floor with two double bedrooms, a single bedroom and a useful storage room.

OUTBUILDINGS (Part Listed)

The former Mill building at Iron Mills, which is opposite the cottage, is a single storey building with an iron and timbershot waterwheel formerly used for the production of machinery tools. The building is Grade II Listed.

To the rear of the cottage, with a concrete yard to the front, are two steel framed buildings both measuring 60" x 48".

To the side of the cottage is a further outbuilding which was formerly used as an office.

There is a legal right of access over the bridge leading to the property.

SERVICES

All mains connected

Bandwidth - 4-5 Mbps

DIRECTIONS

From Exeter proceed on the B3212 towards Moretonhampstead. Proceed through Longdown towards Dunsford. On reaching the village carry on passed the village towards Docombe/Moretonhampstead and after approx. 0.5 miles the property will be on your left identified by a Stags for sale board.



IMPORTANT: Stags gives notice that: 1. These particulars are a general guide to the description of the property and are not to be relied upon for any purpose. 2. These particulars do not constitute part of an offer or contract. 3. We have not carried out a structural survey and the services, appliances and fittings have not been tested or assessed. Purchasers must satisfy themselves. 4. All photographs, measurements, floorplans and distances referred to are given as a guide only. 5. It should not be assumed that the property has all necessary planning, building regulation or other consents. 6. Whilst we have tried to describe the property as accurately as possible, if there is anything you have particular concerns over or sensitivities to, or would like further information about, please ask prior to arranging a viewing.



Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus)	A		
(81-91)	B		
(69-80)	C		
(55-68)	D		
(39-54)	E		
(21-38)	F		
(1-20)	G		
Not energy efficient - higher running costs			
England & Wales		61	1
EU Directive 2002/91/EC			

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Approximate Area = 2287 sq ft / 212.5 sq m
 Outbuilding (s) = 11934 sq ft / 1108.7 sq m
 Limited Use Area(s) = 85 sq ft / 7.8 sq m
 Total = 14306 sq ft / 1329 sq m
 For identification only - Not to scale

Denotes restricted head height

Ground Floor

- Dining Room: 4.50 x 3.68m (14'9" x 12'1")
- Sitting Room: 4.67 x 4.42m (15'4" x 14'6")
- Family Room: 5.92 x 4.37m (19'5" x 14'4")
- Kitchen: 3.53 x 3.78m (14'5" x 12'5")

First Floor

- Bedroom 1: 5.08 x 4.65m (16'8" x 15'3")
- Bedroom 1: 4.88 x 4.62m (16' x 15'2")
- Bedroom 3: 4.04 x 2.44m (13'3" x 8')

RICS Certified Property Measurer

Floor plan produced in accordance with RICS Property Measurement Standards incorporating International Property Measurement Standards (IPMS2 Residential). © nctechcom 2024. Produced for Stags. REF: 1111979